



This document describes Nevada Affordable Housing Assistance Corporation's (NAHAC) Hardest-Hit Fund (HHF) data that NAHAC is required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All NAHAC HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained NAHAC records. Data should be reported by NAHAC, the State of Nevada's Eligible Entity, by the 15th of the month following the quarter.

### **Overview**

**Principal Reduction Program:** 1st mortgage balances have been reduced by over \$1.7 million dollars.

**2nd Lien Relief Program:** Over \$2.4 million dollars of 2nd mortgages have been extinguished by NV HHF & Banks.

**Mortgage Assistance Program:** Nevada tripled the mortgage assistance commitments in the 3rd quarter.

### **Revised Report**

During a review of NAHAC records, it was observed that several clients were not notated as participating in multiple programs. This report was updated and posted December 21, 2011.

See the footnotes on the individual programs for revisions.

**Template Version Date: August 2011**

<b>Nevada</b>			
<b>HFA Performance Data Reporting- Borrower Characteristics</b>			
		<b>QTD</b>	<b>Cumulative</b>
<b>Unique Borrower Count <sup>1</sup></b>			
	Number of Unique Borrowers Receiving Assistance	333	448
	Number of Unique Borrowers Denied Assistance	124	323
	Number of Unique Borrowers Withdrawn from Program	85	176
	Number of Unique Borrowers in Process	240	N/A
	Total Number of Unique Borrower Applicants	782	1187
<b>Borrower Income (\$)</b>			
	Above \$90,000	1%	1%
	\$70,000- \$89,000	3%	3%
	\$50,000- \$69,000	14%	11%
	Below \$50,000	82%	85%
<b>Borrower Income as Percent of Area Median Income (AMI)</b>			
	Above 120%	2%	1%
	110%- 119%	0%	0%
	100%- 109%	1%	1%
	90%- 99%	6%	4%
	80%- 89%	2%	3%
	Below 80%	89%	91%
<b>Geographic Breakdown (by county)</b>			
	Carson City	8	9
	Churchill	5	7
	Clark	207	280
	Douglas	6	6
	Elko	0	0
	Esmeralda	0	0
	Eureka	0	0
	Humboldt	0	0
	Lander	1	1
	Lincoln	0	0
	Lyon	15	19
	Mineral	0	0
	Nye	3	3
	Pershing	0	0
	Storey	0	0
	Washoe	88	123
	White Pine	0	0
<b>Home Mortgage Disclosure Act (HMDA)</b>			
<b>Borrower</b>			
<b>Race</b>			
	American Indian or Alaskan Native	2	3
	Asian	15	18
	Black or African American	31	39
	Native Hawaiian or other Pacific Islander	3	3
	White	204	283
	Information Not Provided by Borrower	78	102
<b>Ethnicity</b>			
	Hispanic or Latino	51	68
	Not Hispanic or Latino	254	339
	Information Not Provided by Borrower	28	41
<b>Sex</b>			
	Male	163	236
	Female	160	200
	Information Not Provided by Borrower	10	12

<b>Nevada</b>			
<b>HFA Performance Data Reporting- Borrower Characteristics</b>			
		<b>QTD</b>	<b>Cumulative</b>
<b>Co-Borrower</b>			
<b>Race</b>			
American Indian or Alaskan Native		1	1
Asian		10	11
Black or African American		6	6
Native Hawaiian or other Pacific Islander		0	1
White		78	112
Information Not Provided by Borrower		60	79
<b>Ethnicity</b>			
Hispanic or Latino		23	29
Not Hispanic or Latino		95	133
Information Not Provided by Borrower		37	48
<b>Sex</b>			
Male		63	73
Female		84	128
Information Not Provided by Borrower		8	9
<b>Hardship</b>			
Unemployment		211	259
Underemployment		92	155
Divorce		5	6
Medical Condition		8	8
Death		2	2
Other		15	18
<b>Current Loan to Value Ratio (LTV)</b>			
<100%		19%	19%
100%-109%		4%	4%
110%-120%		9%	8%
>120%		68%	69%
<b>Current Combined Loan to Value Ratio (CLTV)</b>			
<100%		13%	13%
100%-119%		11%	11%
120%-139%		12%	12%
140%-159%		12%	12%
>=160%		52%	52%
<b>Delinquency Status (%)</b>			
Current		62%	60%
30+		4%	5%
60+		2%	2%
90+		32%	33%
<b>Household Size</b>			
1		91	128
2		114	151
3		46	57
4		44	61
5+		38	51

1. Cumulative Borrowers Receiving Assistance increased by 9 to reflect Q2 cumulative amount.

QTD & Cumulative Unique Applicants lowered from 809 & 1201 to reflect clients applying to multiple programs.

<b>Nevada</b>			
<b>HHF Performance Data Reporting- Program Performance</b>			
<b>Principal Reduction Program</b>			
		<b>QTD</b>	<b>Cumulative</b>
Overview			
Amount committed by NV HHF		75,000	350,000
Amount committed by Servicers (Banks)		332,169	1,353,992
Total 1st Mortgage Reduction		407,169	1,703,992
Nevada continues to leverage HHF funds to reduce 1st mortgage balances: Currently for every \$1 contributed by NV HHF, there is a total of \$4.87 in mortgage reduction.			
<b>Program Intake/Evaluation</b>			
<i>Approved</i>			
Number of Applications Approved		3	14
% of Total Number of Applications		8%	25%
<i>Denied</i>			
Number of Applications Denied		9	17
% of Total Number of Applications		25%	30%
<i>Withdrawn</i>			
Number of Applications Withdrawn		0	0
% of Total Number of Applications		0%	0%
<i>In Process</i>			
Number of Applications In Process		24	N/A
% of Total Number of Applications		67%	N/A
<i>Total</i>			
Total Number of Applications Received		36	55
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
<b>Program Characteristics</b>			
<b>General Characteristics</b>			
Median 1st Lien Housing Payment Before Assistance		1685	1730
Median 1st Lien Housing Payment After Assistance		993	949
Median 2nd Lien Housing Payment Before Assistance		0	0
Median 2nd Lien Housing Payment After Assistance		0	0
Median 1st Lien UPB Before Program Entry		338114	329324
Median 1st Lien UPB After Program Entry		222354	208098
Median 2nd Lien UPB Before Program Entry		0	0
Median 2nd Lien UPB After Program Entry		0	0
Median Principal Forgiveness <sup>1</sup>		139965	138913
Median Length of Time Borrower Receives Assistance		N/A	N/A
Median Assistance Amount		25000	25000
<b>Assistance Characteristics</b>			
Assistance Provided to Date <sup>3</sup>		75000	350000
Total Lender/Servicer Assistance Amount		332169	1353992
Borrowers Receiving Lender/Servicer Match (%)		100%	100%
Median Lender/Servicer Assistance per Borrower		114965	113913
<b>Other Characteristics</b>			
Median Length of Time from Initial Request to Assistance Granted		6	6
<i>Current</i>			
Number		0	0
%		0%	0%
<i>Delinquent (30+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (60+)</i>			
Number		0	1
%		0%	7%

<b>Nevada</b>			
<b>HHF Performance Data Reporting- Program Performance</b>			
<b>Principal Reduction Program</b>			
		<b>QTD</b>	<b>Cumulative</b>
<i>Delinquent (90+)</i>			
Number		3	13
%		100%	93%
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	0	0
<b>Alternative Outcomes</b>			
<i>Foreclosure Sale</i>			
Number		0	0
%		0%	0%
<i>Cancelled</i>			
Number		0	0
%		0%	0%
<i>Deed in Lieu</i>			
Number		0	0
%		0%	0%
<i>Short Sale</i>			
Number		0	0
%		0%	0%
<b>Program Completion/ Transition</b>			
<i>Loan Modification Program</i>			
Number		0	0
%		0%	0%
<i>Re-employed/ Regain Appropriate Employment Level</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Reinstatement/Current/Payoff</i>			
Number		0	0
%		0%	0%
<i>Short Sale</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Deed in Lieu</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Other - Borrower Still Owns Home</i>			
Number		0	0
%		0%	0%
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months Number	N/A	0
	Six Months %	N/A	0
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0
	Unreachable Number	N/A	0
	Unreachable %	N/A	0
<p>2. Borrower still owns home</p> <p>3. Includes commitments to be paid in 3 installments over 3 years.</p> <p>Please note that percentages for the cumulative column of the <i>Program Intake/Evaluation</i> section will not sum to 100%, as they exclude the in process applications</p>			

<b>Nevada</b>		
<b>HHF Performance Data Reporting- Program Performance Second Mortgage Reduction Program</b>		
	<b>QTD</b>	<b>Cumulative</b>
<b>Overview</b>		
Amount committed by NV HHF	780,429	1,053,335
Amount committed by Servicers (Banks)	1,352,566	1,423,076
Total 2nd Mortgage Elimination	2,132,995	2,476,411
For every \$1 contributed by NV HHF, there is a total of \$2.35 in 2nd mortgage elimination.		
<b>Program Intake/Evaluation</b>		
<i>Approved</i>		
Number of Applications Approved	72	98
% of Total Number of Applications	29%	32%
<i>Denied</i>		
Number of Applications Denied	43	81
% of Total Number of Applications	19%	26%
<i>Withdrawn</i>		
Number of Applications Withdrawn	3	7
% of Total Number of Applications	1%	2%
<i>In Process</i>		
Number of Applications In Process	125	N/A
% of Total Number of Applications	51%	N/A
<i>Total</i>		
Total Number of Applications Received	243	311
Number of Borrowers Participating in Other HFA HHF Programs or Program Components <sup>4</sup>	31	72
<b>Program Characteristics</b>		
<b>General Characteristics</b>		
Median 1st Lien Housing Payment Before Assistance	1280	1284
Median 1st Lien Housing Payment After Assistance	N/A	N/A
Median 2nd Lien Housing Payment Before Assistance	93	89
Median 2nd Lien Housing Payment After Assistance	0	0
Median 1st Lien UPB Before Program Entry	187571	180121
Median 1st Lien UPB After Program Entry	N/A	N/A
Median 2nd Lien UPB Before Program Entry	11645	10262
Median 2nd Lien UPB After Program Entry	0	0
Median Principal Forgiveness <sup>1</sup>	9740	9632
Median Length of time Borrower Receives Assistance	1	1
Median Assistance Amount	9740	9632
<b>Assistance Characteristics</b>		
Assistance Provided to Date	780429	1053417
Total Lender/Servicer Assistance Amount	1352566	1423076
Borrowers Receiving Lender/Servicer Match (%)	43%	34%
Median Lender/Servicer Assistance per Borrower	43139	40482
<b>Other Characteristics</b>		
Median Length of Time from Initial Request to Assistance Granted	37	38
<i>Current</i>		
Number	44	61
%	61%	62%
<i>Delinquent (30+)</i>		
Number	1	2
%	1%	1%
<i>Delinquent (60+)</i>		
Number	7	9
%	10%	9%
<i>Delinquent (90+)</i>		
Number	20	26
%	28%	28%

<b>Nevada</b>			
<b>HHF Performance Data Reporting- Program Performance</b>			
<b>Second Mortgage Reduction Program</b>			
		<b>QTD</b>	<b>Cumulative</b>
<b>Program Outcomes</b>			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	72	98
<b>Alternative Outcomes</b>			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0%	0%
	<i>Cancelled</i>		
	Number	0	0
	%	0%	0%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0%	0%
	<i>Short Sale</i>		
	Number	8	13
	%	11%	13%
<b>Program Completion/ Transition</b>			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0%	0%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	64	85
	%	89%	87%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	0
	%	0%	0%
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months Number	N/A	0
	Six Months %	N/A	0
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0
	Unreachable Number	N/A	0
	Unreachable %	N/A	0

2. Borrower still owns home

4. Cumulative increased by 39 to reflect Q2 adjustment.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications

<b>Nevada</b>			
<b>HFA Performance Data Reporting- Program Performance</b>			
<b>Short Sale Acceleration Program</b>			
		<b>QTD</b>	<b>Cumulative</b>
<b>Program Intake/Evaluation <sup>5</sup></b>			
<i>Approved</i>			
Number of Applications Approved		7	8
% of Total Number of Applications		28%	31%
<i>Denied</i>			
Number of Applications Denied		3	3
% of Total Number of Applications		12%	12%
<i>Withdrawn</i>			
Number of Applications Withdrawn		0	0
% of Total Number of Applications		0%	0%
<i>In Process</i>			
Number of Applications In Process		15	N/A
% of Total Number of Applications		60%	N/A
<i>Total</i>			
Total Number of Applications Received		25	26
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		11	13
<b>Program Characteristics</b>			
<b>General Characteristics</b>			
Median 1st Lien Housing Payment Before Assistance		1377	1330
Median 1st Lien Housing Payment After Assistance		N/A	N/A
Median 2nd Lien Housing Payment Before Assistance		65	64
Median 2nd Lien Housing Payment After Assistance		N/A	N/A
Median 1st Lien UPB Before Program Entry		179208	180709
Median 1st Lien UPB After Program Entry		N/A	N/A
Median 2nd Lien UPB Before Program Entry		9209	5909
Median 2nd Lien UPB After Program Entry		N/A	N/A
Median Principal Forgiveness <sup>1</sup>		N/A	N/A
Median Length of Time Borrower Receives Assistance		N/A	N/A
Median Assistance Amount		2040	2250
<b>Assistance Characteristics</b>			
Assistance Provided to Date		16004	18578
Total Lender/Servicer Assistance Amount		N/A	N/A
Borrowers Receiving Lender/Servicer Match (%)		N/A	N/A
Median Lender/Servicer Assistance per Borrower		N/A	N/A
<b>Other Characteristics</b>			
Median Length of Time from Initial Request to Assistance Granted		30	34
<i>Current</i>			
Number		0	0
%		0%	0%
<i>Delinquent (30+)</i>			
Number		0	0
%		0%	0%
<i>Delinquent (60+)</i>			
Number		2	2
%		29%	25%
<i>Delinquent (90+)</i>			
Number		5	6
%		71%	75%
<b>Program Outcomes</b>			
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)		7	8

<b>Nevada</b>			
<b>HFA Performance Data Reporting- Program Performance</b>			
<b>Short Sale Acceleration Program</b>			
<b>Alternative Outcomes</b>			
<i>Foreclosure Sale</i>			
Number		0	0
%		0%	0%
<i>Cancelled</i>			
Number		0	0
%		0%	0%
<i>Deed in Lieu</i>			
Number		0	0
%		0%	0%
<i>Short Sale</i>			
Number		0	0
%		0%	0%
<b>Program Completion/ Transition</b>			
<i>Loan Modification Program</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Re-employed/ Regain Appropriate Employment Level</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Reinstatement/Current/Payoff</i>			
Number		N/A	N/A
%		N/A	N/A
<i>Short Sale</i>			
Number		7	8
%		100%	100%
<i>Deed in Lieu</i>			
Number		0	0
%		0%	0%
<i>Other - Borrower Still Owns Home</i>			
Number		N/A	N/A
%		N/A	N/A
<b>Homeownership Retention<sup>2</sup></b>			
Six Months Number		N/A	N/A
Six Months %		N/A	N/A
Twelve Months Number		N/A	N/A
Twelve Months %		N/A	N/A
Unreachable Number		N/A	N/A
Unreachable %		N/A	N/A

2. Borrower still owns home

5. Cumulative adjusted to reflect Q3 + YTD totals.

Qtd & Cumulative Borrowers Participating in Other HHF Programs increased by 5 and 8 respectively.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications

<b>Nevada</b>		
<b>HFA Performance Data Reporting- Program Performance Mortgage Assistance Program</b>		
	<b>QTD</b>	<b>Cumulative</b>
<b>Overview</b> NV HHF Mortgage Assistance Commitments  Nevada is ramping up our Mortgage Assistance - NV HHF tripled outstanding commitments in the 3rd quarter	486,619	647,081
<b>Program Intake/Evaluation</b>		
<i>Approved</i>		
Number of Applications Approved	257	338
% of Total Number of Applications	50%	41%
<i>Denied</i>		
Number of Applications Denied	70	223
% of Total Number of Applications	14%	27%
<i>Withdrawn</i>		
Number of Applications Withdrawn	83	170
% of Total Number of Applications	16%	20%
<i>In Process</i>		
Number of Applications In Process	101	N/A
% of Total Number of Applications	20%	N/A
<i>Total</i>		
Total Number of Applications Received	511	832
Number of Borrowers Participating in Other HFA HHF Programs or Program Components <sup>6</sup>	22	61
<b>Program Characteristics</b>		
<b>General Characteristics</b>		
Median 1st Lien Housing Payment Before Assistance	1133	1141
Median 1st Lien Housing Payment After Assistance	820	824
Median 2nd Lien Housing Payment Before Assistance	232	236
Median 2nd Lien Housing Payment After Assistance	N/A	N/A
Median 1st Lien UPB Before Program Entry	180464	180482
Median 1st Lien UPB After Program Entry	N/A	N/A
Median 2nd Lien UPB Before Program Entry	39169	38279
Median 2nd Lien UPB After Program Entry	N/A	N/A
Median Principal Forgiveness <sup>1</sup>	N/A	N/A
Median Length of Time Borrower Receives Assistance	N/A	3
Median Assistance Amount	1932	2511
<b>Assistance Characteristics</b>		
Assistance Provided to Date <sup>7</sup>	255603	284851
Total Lender/Servicer Assistance Amount	N/A	N/A
Borrowers Receiving Lender/Servicer Match (%)	N/A	N/A
Median Lender/Servicer Assistance per Borrower	N/A	N/A
<b>Other Characteristics</b>		
Median Length of Time from Initial Request to Assistance Granted	57	61
<i>Current</i>		
Number	201	259
%	79%	77%
<i>Delinquent (30+)</i>		
Number	14	22
%	5%	6%
<i>Delinquent (60+)</i>		
Number	8	9
%	3%	3%
<i>Delinquent (90+)</i>		
Number	34	48
%	13%	14%
<b>Program Outcomes</b>		
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	10	10

<b>Nevada</b>		
<b>HFA Performance Data Reporting- Program Performance Mortgage Assistance Program</b>		
	<b>QTD</b>	<b>Cumulative</b>
<b>Alternative Outcomes</b>		
<i>Foreclosure Sale</i>		
Number	0	0
%	0%	0%
<i>Cancelled</i>		
Number	7	7
%	70%	70%
<i>Deed in Lieu</i>		
Number	0	0
%	0%	0%
<i>Short Sale</i>		
Number	0	0
%	0%	0%
<b>Program Completion/ Transition</b>		
<i>Loan Modification Program</i>		
Number	0	0
%	0%	0%
<i>Re-employed/ Regain Appropriate Employment Level</i>		
Number	1	1
%	10%	10%
<i>Reinstatement/Current/Payoff</i>		
Number	0	0
%	0%	0%
<i>Short Sale</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Deed in Lieu</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Other - Borrower Still Owns Home</i>		
Number	2	2
%	20%	20%
<b>Homeownership Retention<sup>2</sup></b>		
Six Months Number	N/A	1
Six Months %	N/A	100%
Twelve Months Number	N/A	0
Twelve Months %	N/A	0%
Unreachable Number	N/A	0
Unreachable %	N/A	0%

2. Borrower still owns home

6. Qtd & Cumulative Borrowers Participating in Other HHF Programs increased by 8.

7. Assistance Provided adjusted from 336,935 to reflect payments made, vs. commitments for future payments.

Please note that percentages for the cumulative column of the *Program Intake/Evaluation* section will not sum to 100%, as they exclude the in process applications